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Stonegate Design Guidelines

City of Sierra Madre

Stonegate (One Carter Avenue) Design Guidelines

City of Sierra Madre

Final
July 20, 2010

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Chapter 1:
Introduction

A. Purpose and Intent

The Stonegate (formerly One Carter Avenue) Design Guidelines provides design guidance for residential development parcels within the One Carter Avenue subdivision. The Design Guidelines will be used by the City of Sierra Madre when reviewing design elements for applications within the Stonegate residential development.

Adopted plans, regulations and policies governing the Stonegate subdivision shall continue to apply in conjunction with the design guidelines and may be amended in the future. Items addressed in such documents that influence the design of proposed development on individual parcels are referenced in italics in the design guidelines for ease of the user. The design guidelines address the design and development issues associated with site planning, building architecture and landscape architecture. The design guidelines are intended to promote the following:

- Development which is sensitive to the unique characteristics of the site and surrounding context;
- Architecture of consistent quality;
- Use of resource-efficient and conserving materials and technologies; and,
- An aesthetically cohesive community.

B. Relationship to Other Policies and Programs

This section describes other adopted policies, programs and regulations which pertain to the One Carter Avenue subdivision.

Zoning Ordinance
All parcels are subject to the regulations established by the City's Zoning Ordinance (Title 17 of the Municipal Code). The Zoning Ordinance establishes permitted uses, required building setbacks, height limits, and other development standards and requirements.

Property owners and designers should refer to the Zoning Ordinance prior to and throughout the design process.

Hillside Management Zone Ordinance/Settlement Agreement

Parcels within the Stonegate Development are located within the Residential Hillside Management Zone (R-H) and are subject to the requirements of the zone found in Chapter 17.52 of the Municipal Code. Parcels within the Stonegate development must comply with the "processing of One Carter Residence Applications" as provided in the Settlement Agreement, dated March 23, 2010, with regard to maximum permissible gross floor areas, compliance exceptions, and the applicability of these standards within the five-year period, as established in the agreement. Development in the R-H zone is subject to and must obtain a hillside development permit. These design guidelines provide further guidance on design components, and will be made a part of the Hillside Development Permit approval process. The design guidelines are to be utilized in addition to the standards and requirements of the Hillside Management Zone and processing requirements of the Settlement Agreement.

Tract Map 54016 and Conditions of Approval

Parcels within the Stonegate Development were created through and are subject to the provisions of a Tract Map. These design guidelines do not in any way modify, supersede or replace the Conditions of Approval or any of the provisions of Final Map 54016.

Deferred Improvement Agreement (DIA)

The City and One Carter, LLC entered into a Deferred Improvement Agreement ('DIA') on or about August, 2007, to allow for the deferment and guarantee of the construction of those improvements which were identified as conditions precedent to the approval of Final Map 54016. The improvements covered and constructed by the Developer (and its successor in interest) include:

- Site grading
- Landscaping and associated irrigation facilities
- Fencing and walls, including perimeter walls and retaining walls
- Streets, including streetlights which are required to be of energy-efficient design and shielded to limit glare into adjoining and off-site properties
- Erosion control improvements

- Storm drains, water/sewer systems and all utilities.

The DIA also requires that all open space areas within the property subject to Final Map 54016 shall be maintained by the homeowners' association.

Provisions in the DIA that pertain to single family residences constructed at Stonegate are set forth in Sections 3.5 (house numbers shall be plainly visible and legible from the street or road fronting the property; numbers shall be of a color contrasting to their background; shall have 4 inch letters and lot numbers as approved by the Fire Department); 3.6 (fire sprinkler plans); 3.7 (fuel modification plans); 3.8 (structural protection from vegetation fires); and 4 (compliance with Tree Ordinance).

Conditions, Covenants, Easements and Restrictions
Individual parcels within the Stonegate subdivision are subject to the established Conditions, Covenants, Easements and Restrictions (CC&Rs) for Stonegate at Sierra Madre. The CC&Rs include requirements for items such as maintenance of community facilities, fences and walls on private property, and responsibilities of the homeowners' association and individual property owners. The CC&Rs are enforced by the homeowners" association.

C. Document Organization

The Stonegate Design Guidelines are organized to facilitate ease of use by property owners, design professionals, City staff and other users. The Design Guidelines are presented in four sections:

Chapter 1: Introduction
Provides an overview of document organization and its relationship to the City's Zoning Ordinance and Hillside Management Zone Ordinance, the Tract Map and Conditions of Approval for Stonegate, and the Deferred Improvement Agreement.

Chapter 2: Community Context and Planning

Describes the overall community design concept and the City's expectations of design quality. Also describes community design features of Stonegate, including entry design, edge conditions, common open space, community landscape elements and lighting.

Chapter 3: Residential Site Design and Architecture
Illustrates guidelines for the design and development of residential development on individual parcels.

Chapter 4: Design Review Process
Describes the overall process used to review projects against the design guidelines.

Chapter 2:
Community Context and Planning

A. Community Overview

Community Concept
Stonegate is a custom home community, located central to the City in a highly visible hillside area. The community is designed to respect the existing physical setting and existing historic resources. There are three historic structures existing on the site- the Macomber Cabin, the Carter Barn, and the Willis Residence. It is the City's intent that the historic structures be retained, restored and adaptively re-used.

The overall design objectives for Stonegate are:

- Development which minimizes physical and visual impacts to the site and natural surroundings;
- An aesthetically cohesive community with architecture and building material finishes of a consistent quality;
- Buildings which respect and complement the existing historic resources; and,
- Use of resource-efficient and conserving materials and technologies.

Historic Macomber Cabin and Carter Barn

B. Community Planning

This section describes the neighborhood features and elements that make up the fabric of Stonegate. Many of the elements are already constructed/installed or approved. Discussion of these elements is provided so that similar or comparable materials and design may be carried throughout the community in elements of individual home design.

Entry Design
The entry to the Stonegate community is at the northern end of Baldwin Avenue at the intersection of Carter Avenue. The entry is flanked by eight foot tall, stepped stone pillars capped with a flat finished concrete coping. The east pillar has been relocated to its present location to accommodate a wider roadway. These pillars have been structurally reinforced and are comprised of the original Carter Residence arroyo stone.

Entry Pillar

Perimeter Walls and Fences
The perimeter walls throughout Stonegate are constructed with a 50 percent white granite/50 percent gray granite Coronado Stone "River Rock" veneer, splitface block in sandstone coloring, or slumpstone in La Paz coloring. Walls on individual properties are encouraged to use complementary materials.

Community Landscape Elements
The common area landscaping has been approved by the City through a landscape plan. Individual properties are encouraged to utilize complementary plant material. A suggested plant palette is provided in Appendix A.

"River Rock" Wall

Lighting
Lights along the right-of-way will be installed by Southern California Edison. Lights in the common areas and along the right-of-way should be placed, shielded and/or directed to prevent spillover onto adjacent properties.

Chapter 3:
Residential Site Design and Architecture

A. Purpose and Intent

This section provides design guidance for individual properties within the One Carter Avenue (Stonegate) neighborhood. The guidelines are intended to promote a consistent quality of design and cohesive development of the neighborhood as a whole.

B. Site Design

The following site design guidelines address building placement and orientation and garages and driveways. It should be noted that locations of the main residence and accessory structures are usually controlled by specific zoning regulations. The City's zoning code should always be consulted as the first step of any site design.

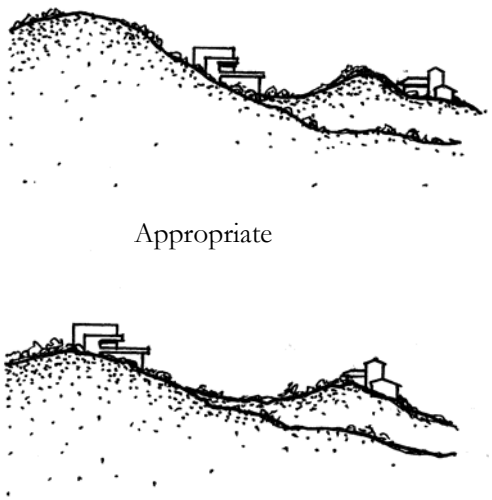


Figure 1- Building/Structure Placement

B-1 Building Placement and Orientation

B-1.1 Buildings should be sited to minimize building silhouettes against the skyline. Refer to Hillside Management Zone Ordinance for requirements for building placement and height in relationship to prominent ridgelines. See Figure 1.

B-1.2 Buildings should be oriented to provide some privacy, yet still relate to the street and the surrounding community. Doors should be visible from the street and windows should allow residents to have "eyes on the street" for natural surveillance.

B-1.3 Buildings should be sited to limit grading, except where used to accomplish the design objectives set forth in these design guidelines. **Also refer to HMZ Chapter 17.52.*

B-1.4 Building siting and design should consider and minimize impacts to significant views from neighboring properties. **Also refer to HMZ Chapter 17.52.*

B-2 Garages and Driveways

B-2.1 Driveways should respond to the topography and minimize excessive areas of grading and paving.

B-2.2 Private entry gates at driveways are not appropriate in the One Carter Avenue (Stonegate) development.

B-2.3 Avoid garages being the dominant architectural feature facing the street. Garages should be set back from the main house façade, or be side-loaded, whenever possible. See Figure 2.

B-2.4 If the garage door faces the street, the wall plane of the garage should be set further back from the front of the building. See Figure 2.

B-2.5 Side-loaded garages should be considered as an alternative to front-loaded garages. See Figure 2.

B-2.6 Where garages cannot be setback from the main facade and/or oriented away from the street, garage doors with a custom design appearance are preferred. See Figure 3.

B-2.7 Garage door recesses are encouraged to be at a minimum of 12 inches. See Figure 4.

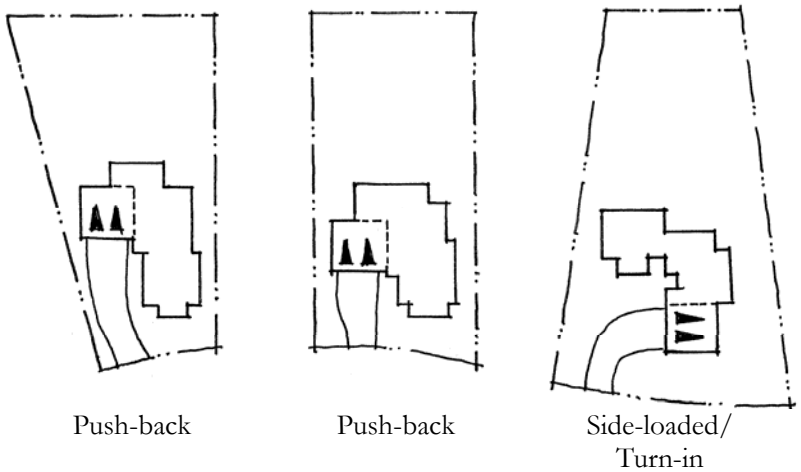


Figure 2- Appropriate Garage Configurations

Figure 3. Garage doors have a custom design appearance.

Appropriate: Recessed garage door

Inappropriate: Non-recessed garage door

Figure 4. Recess garage door by at least 12 inches.

B-2.8 When used, Porte-Cocheres should be architecturally integrated to the main house, with details that mirror the level of ornamentation found on the main house. See Figure 5.

B-2.9 Porte-cocheres should be located on the driveways that lead to the garage. See Figure 5.

Figure 5. Porte-Cochere

C. Architectural Styles

The guidelines accommodate a variety of architectural styles. If a specific architectural style is chosen, building design, details and material choices should be appropriate to the style.

C-1 General

C-1.1 All buildings on a single lot should be stylistically consistent. For example, "Spanish" detail is consistent with smooth, hand-troweled plaster buildings with mission tile roofs; use of brick is not consistent with "Spanish" architecture. See Figure 6.

Figure 6. Architectural details.

Inappropriate: Use of brick with mission tile roof.

Appropriate: Use of stucco and mission tile roof are consistent with Spanish-style architecture.

C. Architectural Styles, cont.

C-1.2 Diversity of design and individual expression are encouraged, provided that new buildings relate to existing buildings in the community in a way that creates a harmonious collective neighborhood.

C-1.3 "Cookie cutter" or duplicative home designs are inappropriate. Facades visible from the public right-of-way should be customized to the individual house, lot and architectural style. See Figure 7. ** Also see Conditions of Approval.*

Inappropriate: Adjacent houses utilize same garage placement, materials, colors and style.

Figure 7. Avoid "cookie cutter" facades.

Appropriate: Adjacent houses utilize different architectural styles, details and massing.

D. Architectural Massing, Scale and Building Elements

D-1 Massing and Articulation

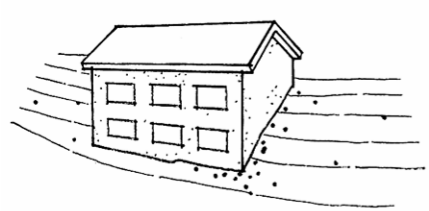
D-1.1 Building massing should be appropriate to the architectural style.

D-1.2 The form, mass and profile of individual residences should consider the character and profile of natural slopes and be designed to limit impacts to the natural terrain remaining within the Stonegate development. The following techniques are recommended:

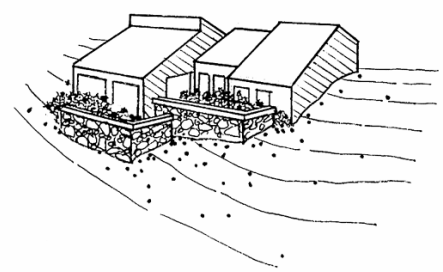
- Split pads, stepped footings and grade separations to permit structures to step up the natural slope.
- Detaching parts of a dwelling, such as a garage;
- Avoiding gable ends on downhill elevations. The slope of a roof should be oriented in the same direction as the natural slope and should not exceed natural slope contour by twenty percent or more;
- Use of below-grade rooms to reduce building mass and provide energy-efficient and environmentally desirable spaces;
- Use of roofs on lower levels as decks serving higher levels;
- Excessive cantilevers on downhill elevations shall be avoided.
- The visible areas of a building shall be minimized by grading and landscaping techniques.

See Figure 8.

**Also see HMZ Chapter 17.52.*



Inappropriate: Single mass and large façade facing downhill.



Appropriate: Building mass is broken up and stepped with the natural contours. Roof slopes in the same direction as contours.

Figure 8. Techniques to reflect the natural slope and terrain.

D-1.3 Buildings should not call undue attention to themselves with monumental entries and/or overwhelming massing. For example, two-story entry columns are inappropriate. See Figure 9.

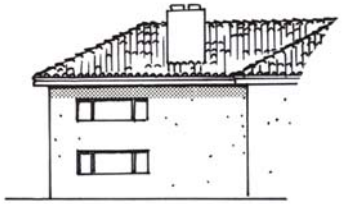
D-1.4 Avoid large, obtrusive building forms by breaking large volumes into smaller wings and additions.

D-1.5 To reduce mass and bulk, facades should be "broken" by vertical and horizontal variations in wall and roof planes, building projections, projecting ribs, reveals, balconies, doors and window bays, and similar design elements. See Figure 10.

D-1.6 Two-story residences are encouraged to have a single-story element to provide transition to the two-story massing. Two story masses should be located towards the center of buildings with building height and massing stepping down at the edges to avoid the appearance of large, two-story "boxes". See Figure 11.

Figure 9. Avoid monumental entries and overwhelming mass.

Figure 11. Single-story elements transition to two-story massing.



Inappropriate: Blank walls and lack of architectural detailing.

Appropriate: Architectural detailing reduces building mass.

Figure 10

D-1.7 Avoid creating a two-story structure that may directly overlook into neighboring properties. Privacy of adjacent uses should be considered in the scale and massing of structures. See Figure 12.

D-1.8 All four elevations on a building should be designed with the same care and attention to detail. Each elevation should be consistent in form, materials and type of ornamentation.

D-1.9 Building details should be in proportion to the overall building massing. For example, avoid oversized entry columns which are disproportionate with the massing of the building façade.

D-2 Roofs

D-2.1 Roofs should be given design consideration and treatment equal to the rest of the building's exterior.

D-2.2 Roof components (e.g., materials, eave lines, dormers, fascia boards, etc.) should be applied consistently on all elevations, including those that are not visible from the public right-of-way. See Figure 13.

D-2.3 Roof pitches and forms may vary to add interest and to reinforce the separation of building masses. For example, a combination of hip and gable roofs may be used. See Figure 14.

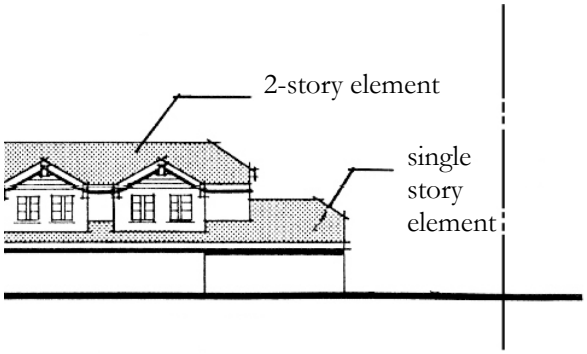


Figure 12. Protect privacy of adjacent properties by stepping second floor back from property line.

Figure 13. Consistent use of roof elements and design on side of house.

Figure 14. Varying roof pitches and forms add interest.

D-2.4 Roof form, materials and colors should be consistent with the architectural style of the house.

D-2.5 Crafted detailing of stone or metal chimney caps, relative to the architectural style of the residence is encouraged. See Figure 15.

D-2.6 Use of roofs on lower levels as decks serving higher levels is encouraged.

D-2.7 Roof material colors should mimic colors of the surrounding natural landscape. **Also see HMZ Chapter 17.52.*

D-3 Skylights and Solar Panels[1]

D-3.1 Skylights and solar panels offer energy savings through natural daylight and solar heat gain. Layout, location, size, and configuration of skylights and solar panels should fit with the design and proportions of the building and roof forms.

D-3.2 Exposed metal should be anodized or factory finished to match surrounding roof materials.

D-3.3 Skylights are encouraged to meet the following guidelines:

- Glass should be clear, flat and non-reflective. Tinting may be used if necessary. Skylights should be mounted on the same plane and angle as the associated roof.
- Domed and/or bubble skylights are not appropriate.
- Interior light should not be pointed upwards or directly emitted through skylights.
- Skylights should be located to minimize visibility from off-site. See Figure 16.

Figure 15.
Decorative chimney caps.

Inappropriate:
Domed Skylight

Appropriate:
Flat Skylight

Figure 16. Skylights

[1] The design guidelines relating to the installation of solar energy systems are encouraged, to the extent that compliance with these guidelines would not constitute an unreasonable barrier to the installation of solar energy systems.

D-3.4 When installed on top of a residence, solar panels should be fully integrated into the roof structure and should not directly face the street or create recesses into the roof structure visible from the street. See Figure 17.

D-4 Materials-General

D-4.1 Materials and technologies that minimize environmental impacts, reduce energy and resource consumption, and promote long-lasting development are encouraged.

D-4.2 Building materials should be durable, low maintenance, and able to withstand long-term exposure to elements.

D-4.3 Exterior materials, textures and colors should complement the architectural style of the house. See Figure 18.

D-4.4 Materials should be chosen to complement other materials and should be consistently applied.

D-4.5 Limit the number of building materials used on a façade (excludes trim work and decorative elements). As a general rule, use no more than two different materials (excluding glass windows) on a single façade. Frequent changes in materials should be avoided. See Figure 19.

Figure 17. Solar panels are appropriately placed flat on the roof structure.

Figure 18. Materials, colors and window type and placement are appropriate for the architectural style of the house.

Figure 19. Number of materials limited to two plus glass windows.

D-4.6 Changes in material should generally occur when there is a change in the plane of the façade. If possible, the change in material should occur on inside corners of the building. See Figure 20. If a change is proposed along the line of a single plane, a pronounced expansion joint or trim piece should be used to define a clear separation. Stone should turn corners and not be used only on one wall of a facade.

D-4.7 Inappropriate building materials that are discouraged on facades include:

- Plywood
- Hardboard masonite
- Unfinished lumber
- Aluminum siding
- Corrugated sheet metal or tin siding
- Textured T1-11 siding
- Plastics/Plastic Laminates
- Highly reflective materials
- Unfinished metal, aluminum or similar material

D-5 Materials- Color and Finish

D-5.1 Colors and materials should be durable and not readily deteriorate with exposure to the elements.

D-5.2 Colors should be complementary to one another and appropriate for the chosen architectural style of the building.

D-5.3 Avoid highly contrasting materials.

D-5.4 Colors should be non-reflective.

D-5.5 Color applications on a façade should generally be limited to one or two main colors and two to three accent colors that complement the main color(s) of the house.

D-5.6 Painted building surfaces should have a matte finish. Trim work may have a glossy finish.

Inappropriate: Change in materials on a single plane.

Appropriate: Use of trim to separate materials.

Appropriate: Change in materials at in inside corner.

Figure 20. Material Changes

Figure 21. Windows compliment architectural style.

D-5.7 Green Seal certified products and/or other products with low levels of volatile organic compounds (VOCs) are encouraged for use on all painted and stained surfaces.

D-6 Windows and Doors

D-6.1 The window arrangement on an elevation, size and detailing, such as muntins, mullions, molding and exterior trim, should complement the architectural style and other architectural elements of the house. See Figure 21.

D-6.2 A balanced and consistent placement of windows on all elevations is highly encouraged.

D-6.3 Windows that are simple in form are encouraged. When, irregular shapes, such as circles, ellipses and trapezoids should be consistent with the proposed architectural style.

D-6.4 Avoid window shapes that are not complementary along any wall plane.

D-6.5 Divided lites are to be authentic or simulated to appear authentic, using internal spacer bars to simulate true divided lites. See Figure 26.

D-6.6 Large expanses of glass may be used to capture views when set within a structural frame. Deep roof overhangs are highly encouraged above large areas of glass to provide shade and minimize glare. See Figure 23.

D-6.7 Highly-reflective (i.e. mirrored) glass is highly discouraged.

D-6.8 Unfinished aluminum or other metal windows are discouraged.

D-6.9 Window, clerestories and dormers should be designed and located to maximize natural daylight and reduce reliance on electrical lighting.

D-6.10 Doors should complement the architecture of the entire structure. Avoid the use of inappropriate styles.

D-6.11 The size and location of doors and windows should be related to the scale and proportion of the building elevation. See Figure 24.

D-6.12 Shutters and hardware should be appropriate to the architectural style and be proportioned to the window size. See Figure 25.

Figure 23. Deep overhangs provide shade over large glass windows.

Figure 24. Avoid window sizes and configurations that are not proportioned to the wall plane.

Inappropriate: Shutters are smaller than half of the window

Appropriate: Size shutters as if to cover window if closed.

Figure 25 Shutters and Divided Lites

D-6.13 Placement, shape, and size of dormers windows should consider the scale and proportions of the primary building as well as interior spaces and functions. See Figure 26.

D-6.14 The proportion of solid to open elements should be balanced on all wall planes. Oversized elements should be avoided.

D-7 Service Areas, Utilities, Equipment

D-7.1 Mechanical equipment such as air-condition units, utility meters, pool/spa equipment and similar above-ground devices should be screened from off-site views by the use of architectural devices and/or plant materials. Where feasible, these areas are to be integrated into the building's architecture. Noise emission from such devices is to be contained. See Figure 27.

D-7.2 Service, trash and storage areas are to be completely enclosed as part of the building's architecture. All utilities with exposed metal (meters, outlet covers, etc.) are to be painted to match adjacent natural and/or building materials.

D-7.3 Gutters, scuppers and downspouts should be integrated into the exterior design and not "tacked on." These items should be finished to blend in with the background material or be integrated into the architectural design. See Figure 28.

Figure 26. Dormer windows.

Figure 27. Avoid mechanical equipment that is not screened from off-site views.

Figure 28. Scuppers integrated into building design.

D-8 Balconies, Decks and Porches

D-8.1 Front porches are encouraged. Porches should have a minimum depth of 6 feet, with overhanging roofs to provide weather protection. See Figure 29.

D-8.2 Porches should be architecturally integrated into the design of the structure. See Figure 30.

D-8.3 Porch elements such as columns should provide enough mass and scale to appear they are supporting roof elements of a porch. Avoid columns that appear thin or weak. Conversely, avoid columns that appear too massive or heavy as it relates to the roof element above. See Figure 30.

D-8.4 Balconies and projections should proportionately complement each other and integrate into the overall architectural massing of the home. Balconies should be roofed when they exceed four feet in depth.

D-8.5 Balconies should not be placed where they can overlook private spaces of adjacent homes, without adequate privacy screening.

D-8.6 Column and railing designs and size should be consistent with the massing and detailing of the house. See Figure 31.

Figure 29. Porch integrated into building design.

Appropriate: Columns are scaled to appear they are supporting the porch roof.

Inappropriate: Columns that appear thin in proportion to the porch

Inappropriate: Columns that appear too heavy related to the roof element above.

Figure 30. Porch Columns

D-8.7 Structural supports, such as columns, beams, purlins, brackets, rafter tails and trusses are encouraged to be expressed at roofs, decks, porches, balconies and building walls and used where they are needed to a void the appearance of unsupported spans and cantilevers. Structural supports may be covered if appropriate to the architectural style. See Figure 31.

E. Landscaping

The following provide guidance on landscaping of individual properties. In addition, property owners/applicants should refer to the City's adopted list of prohibited plants and fuel modification plan requirements.

E-9 Landscaping- General

E-9.1 Utilize landscaping as an integral component to overall project design.

E-9.2 Landscape designs emphasizing water-efficient plants are encouraged. See Figure 32.

E-9.3 Plantings are encouraged to frame important viewsheds, reduce the visual impact of the residence, and screen outdoor service areas from adjacent homes and off-site views. See Figure 33.

E-9.4 Yard areas of individual residences visible from the public right-of-way are encouraged to utilize landscaping complimentary to the community landscape palette. A list of suggested plant material is provided in Appendix A.

Figure 31. Decorative beams support balcony cantilever.

Figure 32. Example of drought-tolerant planting.

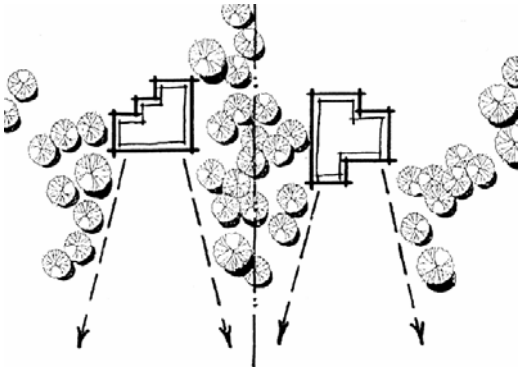


Figure 33. Landscaping frames views.

F. Hardscape

F-1 Hardscape- General

F-1.1 Appropriate paving materials for exterior hardscape areas include:

- Native stone
- Faux stone that has the appearance of native stone
- Colored, stamped and/or patterned concrete
- Pre-cast concrete pavers
- Decomposed granite
- Wood
- Permeable pavement

See Figure 34.

F-1.2 Paths, outdoor stairs and terraces should follow the natural topography. See Figure 36

F-1.3 On-grade paved terrace areas should be designed using informal shapes, irregular edges and natural materials so that a gradual transition from the man-made to natural elements occurs. Formal, rigid shapes are not appropriate. See Figure 35.

F-1.4 When used, concrete and pavers should be integrally-colored in muted tones that blend with the landscape.

F-1.5 Concrete and asphalt paving materials containing recycled content are encouraged.

F-1.6 Use of permeable site materials is encouraged whenever feasible. . **Also see HMZ Chapter 17.52 and Conditions of Approval*

Figure 34. Examples of appropriate paving materials

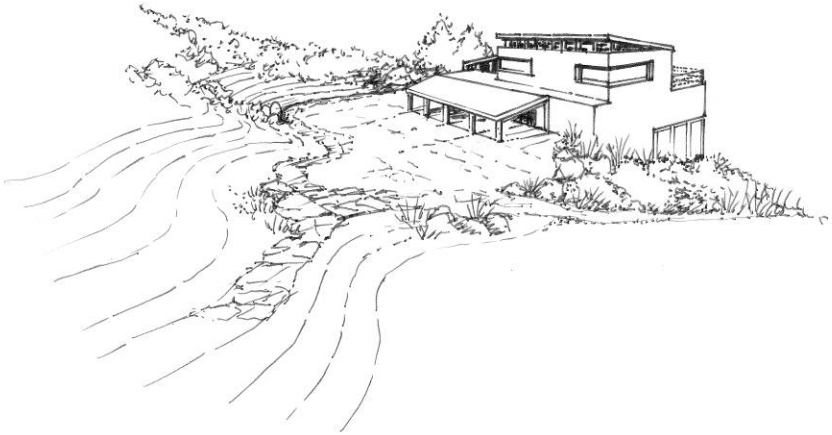


Figure 35. Terraced outdoor areas transition into the natural landscape.

G. Walls and Fences

G-1 Walls and Fences- General

G-1.1 Walls and fences should be kept as low as possible while performing their intended function. Wall height should be minimized to avoid a "fortress" appearance. See Figure 36. *Also see HMZ Chapter 17.52 for height and location requirements.*

G-1.2 The design of fences and walls, as well as the materials used, should be consistent with the overall house design.

G-1.3 Appropriate materials for walls and fencing include tube steel, river rock stone veneer, splitface block and slumpstone block. See Figure 37.**Also see CC&Rs*

G-1.4 Fence and wall colors should match or complement the color of the building.

G-2 Retaining Walls

G-2.1 Tops of retaining walls should blend with natural contours. Ends of walls should not end abruptly, but are to transition into existing landforms, rock outcroppings and vegetation.

G-3 Fences

G-3.1 Plant materials are encouraged to be woven in and around fences to help fences merge with the landscape. *Also see HMZ Chapter 17.52 for height and location requirements.*

Figure 36. Avoid "fortress" appearance by minimizing wall height.

Figure 37. Appropriate wall materials.

H. Lighting

H-1 Lighting- General

H-1.1 Exterior light sources should be placed, shielded and/or directed away from neighboring properties and streets. See Figure 38. **Also see Conditions of Approval.*

H-1.2 Lighting fixtures and their structural support should be the same scale and design of the chosen architectural style. See Figure 39.

H-1.3 Consideration of the latest technical and operational energy conservation concepts in lighting designs are highly encouraged.

H-1.4 The preservation of dark skies is highly encouraged. Exterior night lighting should be kept to an absolute minimum as necessary for safety and address identification at entrances, driveways and buildings. All light fixtures should be activated for short-term use only.

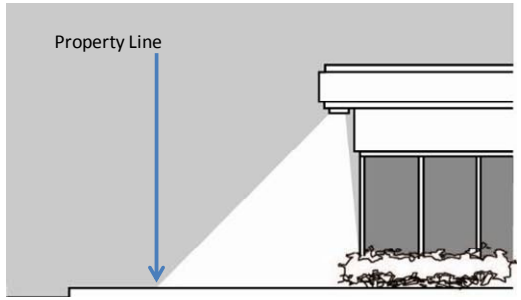
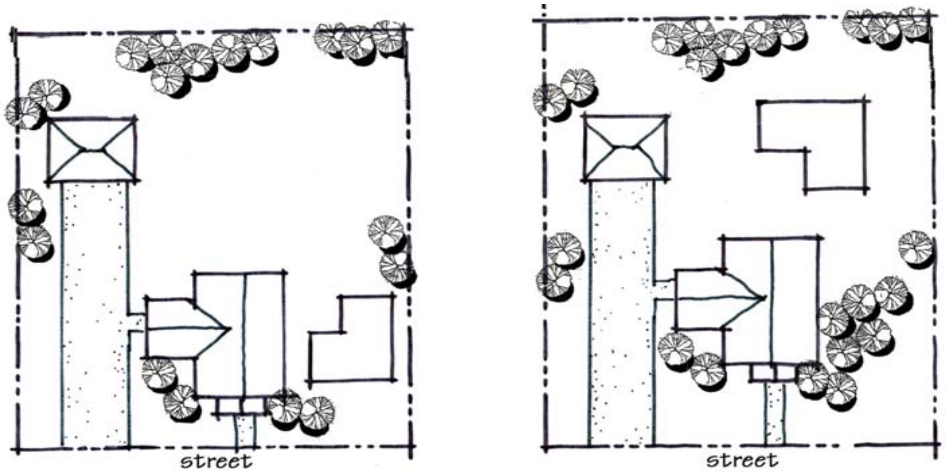


Figure 38. Lighting is confined to site boundaries.

Figure 39. Architectural lighting



Inappropriate: Accessory structure is located along the front of the property.

Appropriate: Accessory structure is located behind the main house.

Figure 40. Location of accessory structures.

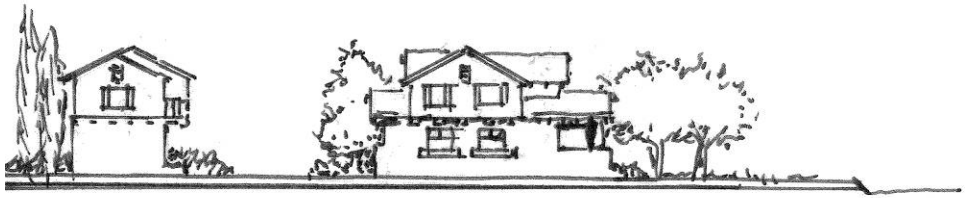


Figure 41. Accessory structure incorporates architectural elements of main house.

I. Accessory Structures

I-1 Accessory Structures- General

I-1.1 Accessory structures should be subordinate to the main house.

I-1.2 Whenever possible, locate accessory structures in the rear of the property out of view from the street. See Figure 40.

I-1.3 Accessory structures should be architecturally compatible with the main house and incorporate key character-defining elements of the main building. Some of the key elements to consider include:

- Roof pitch and style;
- Building proportions;
- Exterior materials, such as siding and roofing;
- Door and window style; and
- Color

See Figure 41.

J. Water and Energy Conservation

The following provide guidance on techniques and design elements that help conserve natural resources including water and energy. Property owners/applicants should also refer to the City's adopted requirements for minimum water and energy conservation features.

J-1 General

J-1.1 Site buildings to take advantage of solar orientation and prevailing breezes and minimize the home's requirements for mechanical heating and cooling systems. See Figure 42.

J-1.2 Orient buildings to facilitate the use of natural daylighting. See Figure 42.

J-1.3 Avoid over-watering and excess runoff by grouping plant materials according to their water consumption needs.

J-1.4 Conventional spray irrigation should be limited to defined lawn areas. These systems should be fully automatic and in conformance with any local and state regulations.

J-1.5 Energy saving features in individual homes are highly encouraged. Features may include: solar or low-emission water heaters, solar roof tiles, energy-efficient appliances, dual paned windows, etc. **Also see Conditions of Approval.*

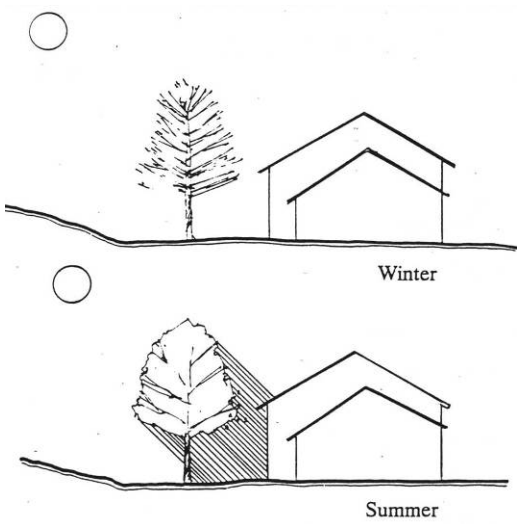


Figure 42. Building and landscaping are placed so that building takes advantage of solar exposure during winter, but is shaded by tree during the summer months.

Chapter 4:
Design Review Process

A. Purpose and Intent

This Chapter describes the design review process required to comply with the Stonegate Design Guidelines. The provisions of this Chapter shall apply only to individual development projects within the Stonegate development.

B. Design Review Required

The Hillside Management Zone Ordinance (Code Chapter 17.52), unless a project is determined exempt, requires projects within the Stonegate development to acquire one of the following two types of permits: Administrative Hillside Development Permit (AHDP) or Hillside Development Permit (HDP). All residential parcels located within the Stonegate development shall obtain an approved Design Review Plan pursuant to the requirements of this Chapter. The design review process described in this Chapter shall be a component of the AHDP and HDP application review processes.

C. Conformance with Applicable Standards and Provisions

Individual residential development applications within the Stonegate development shall conform with applicable development policies, standards and provisions as specified in the Sierra Madre General Plan, Municipal Code, Fire Code, Building Code, Settlement Agreement of March 23, 2010 and the Stonegate Design Guidelines.

Exceptions. The following are exempt from Design Review:

1. Maintenance/repair of structure exteriors including cosmetic repairs, painting, and replacement of worn/damaged building materials;

2. Exterior alterations that do not materially change the appearance of the structure;

3. Landscaping improvements subsequent to initial landscaping including, planting/replanting of vegetative materials within a residential property;

4. Hardscape/paving repairs, installation, and modifications subsequent to initial hardscape/paving installation.

5. Interior improvements;

6. Modifications to the structure(s) on Lot 18, which are subject to the Secretary of the Interior's Standards for Rehabilitation; and

7. Modifications to the historic "Willis Residence" structure on Lot 20, which are subject to the Secretary of Interior's Standards for Rehabilitation.

D. Design Review Submittal Requirements

A Design Review Plan application checklist shall be made available to applicants in addition to the submittal requirements for the AHDP and HDP applications, whichever applies to the proposed project. The Design Review Plan submittal application checklist may be obtained from the Sierra Madre Development Services Department. The Design Review Plan application shall contain the following mandatory items:

1. A conceptual site plan and landscape plan, drawn to scale, including landscaping palette, hardscape/paving and lighting details (2 copies);
2. Conceptual color building elevations of proposed structure(s), drawn to scale, with callouts of material finishes and colors (2 copies);
3. Color and materials board;
4. Conceptual wall/fence plan (2 copies);

The Director of Development Services reserves the right to modify these requirements and to amend the Design Review Plan submittal checklist form as deemed appropriate.

E. Voluntary Pre-Application Review Process

Pursuant to Municipal Code Section 17.52.090.C, prospective AHDP and HDP applicants may request a pre-application meeting with City staff to discuss the proposed project, review the requirements of the AHDP and HDP, whichever applies, and the provisions set forth in these Design Guidelines. The pre-application review submittal shall include the materials outlined in Section D of these Guidelines.

Fee: A Preliminary Planning Application fee, pursuant to the City of Sierra Madre Fee Schedule, is due at the time of submittal of the pre-application review materials.

F. Application Review Procedures

Administrative Hillside Development Permit (AHDP) application:
Pursuant to Municipal Code Section 17.52.090.D and E, the Director of Development Services has review authority over the AHDP, including the design of the proposed project consistent with the standards and provisions set forth in these Guidelines, and shall issue a determination letter approving, conditionally approving or denying approval of the permit. The applicant or other parties may appeal any action by the Director of Development Services to the Planning Commission, pursuant to Municipal Code Section 17.66.

Hillside Development Permit (HDP) application:
Pursuant to Municipal Code Section 17.52.090.D and E, review authority over the HDP, including the design of the proposed project consistent with the standards and provisions set forth in these Guidelines, is held by the Planning Commission, while the Director of Development Services' role is limited to issuing a staff-level determination recommending approval, conditional approval or denial of the application to the Commission. The applicant or other parties may appeal any action by the Planning Commission to the City Council, pursuant to Municipal Code Section 17.66.

G. Conformance Requirements for Building Construction Plans

Following AHDP or HDP approval, whichever applies, building construction plans for a project shall be in conformance with the approved Design Review Plan, a copy of which shall be on file with the Development Services Department and maintained on the project site during construction.

Appendix A:
Recommended Plant Palette

This recommended plant palette was created to complement the landscaping that exists within the Stonegate development. As part of the development of this recommended palette two key criteria were used to identify appropriate plant types:

- **Low Water Consumption**
- **Adaptation to hillside/ mountainous environments**

In addition to these main criteria, all future homeowners within the Stonegate development are recommended to review and utilize where applicable landscape guidelines from the following sources during plant palette selection:

- **Theodore Payne Foundation for Wildflowers and Native Plants, inc.; (http://www.theodorepayne.org/)**
- **Southern California SAFE Landscapes Guidebook from S.A.F.E. Landscapes Program sponsored by the University of California; and (http://groups.ucanr.org/SAFE/)**
- **Metropolitan Water Districts' Bewaterwise.com website (www.bewaterwise.com)**

In addition, although not specified, edible landscaping is encouraged where practicable and should complement the surrounding plant species selected.

The recommended plant palette is organized into five sections:

A. Trees
B. Shrubs
C. Vines
D. Ground Cover
E. Perennials (Includes Ferns, Grasses and Bulbs)

A. Trees

Botanical Name	Common Name
Acacia baileyana	Bailey acacia
Acacia cognate (A.subporosa)	Bower wattle
Acacia craspedocarpa	Leatherleaf acacia
Acacia cultribormis	Knife acacia
Acacia greggii	Catclaw acacia
Acacia longifolia	Sydney golden wattle
Acacia melanoxylon	Blackwood acacia
Acacia pendula	Weeping acacia
Acacia saligna	Blue leaf wattle
Acacia smallii	Desert sweet acacia
Acacia stenophyla	Eumong/shoestring acacia
Aesculus californica	California buckeye
Agonis flexuosa	Peppermint tree
Albizia julibrissin	Silk tree
Alnus cordata	Italina alder
Arbutus unedo	Strawberry tree
Bauhinia X blakeana	Hong Kong orchid tree
Bauhinia variegate (purpurea)	Purple orchid tree
Brachychiton acerifolius	Flame tree
Brachychiton populneus	Bottle tree
Callistemon citrinus	Bottle brush
Callistemon viminalis	Weeping bottle brush
Cassia leptophylla	Gold medallion tree
Ceratonia siliqua	carob
Cercidium praecox	Sonoran palo verde
Cercis occidentalis	Western rudbud
Chilopsis linearis	Desert willow
X Chitalpa tashkentensis	Chitalpa
Chorisia speciosa	Floss silk tree
Cinnamomum camphora	Camphor tree

Botanical Name	Common Name
Cupaniopsis anacardioides	carrotwood
Dracaena draco	Dragon tree
Eryobotrya deflexa	Bronze loquat
Eryobotrya japonica	Loquat
Erythrina (coralloides)	Naked coral tree
Erythrina caffra	Kaffir bloom coral tree
Erythrina crista-galli	Cockspur coral tree
Erythrina falcate	Coral tree (falcate)
Erythrina humeana	Natal coral tree
Erythrina X sykesil	Sykes coral tree
Euphorbia cotinifolia	Carribean copper plant
Ficus macrophylla	Moreton Bay fig
Ficus microcarpa	Indianlaurel fig/laurel fig
Ficus microcarpa "Green Gem"	Green gem ficus
Ficus rubiginosa	Rusty leaf fig
Fraxinus oxycarpa "Raywood"	Raywood ash
Fraxinus uhdei	Evergreen ash
Fraxinus velutina	Arizona ash
Fraxinus velutina "Modesto"	Modesto ash
Geijera parviflora	Australian willow
Ginkgo biloba	Maiden hair tree
Gleditsia triacanthos	Honey locust
Grevillea robusta	Silk oak
Jacaranda mimosifolia	jacaranda
Juglans californica	S. California black walnut
Koelreuteria bipinnata	Chinese flam tree
Koelreuteria paniculata	Golden rain tree
Lagerstroemia indica	Crape myrtle
Lagunaria patersonii	Primrose tree
Laurus nobilis	Sweet bay
Laurus "Saratoga"	Saratoga laurel
Leptospermum laevigatum	Australian tea tree

Botanical Name	Common Name
Liquidambar styraciflua	Sweet gum
Lophostemon confertus	Brisbane box
Lyonothamnus floribundus	C atalina ironwood
Magnolia grandiflora	Southern magnolia
Magnolia X soulangiana	Saucer magnolia
Malus spp.	Apple
Maytenus boaria	Mayten tree
Melaleuca linariifolia	Flax leaf paper bark
Melaleuca nesophila	Pink melaleuca
Melaleuca quinquinervia	Cajeput Tree
Melaleuca styphelioides	Prickly-leaved paperback
Metrosideros excelsa	New Zealand Christmas tree
Morus alba	White mulberry
Parkinsonia aculeate	Mexican palov verde/Jerusalem thorn
Parkinsonia florida	Blue palo verde
Photinia X fraseri	Fraser photinia
Pistacia chinensis	Chinese pistache
Pittosporum crassifolium	Evergreen pittosporum
Pittosporum phillyraeoides	Willow pittosporum
Pittosporum rhombifolium	Queensland pittosporum
Pittosporum undulatum	Victorian box
Platanus X acerifolia	London plane
Platanus racemosa	California sycamore
Podocarpus gracilior	Fern pine
Podocarpus henkelii	Long leaf yellow wood
Podocarpus macrophyllus	Yew pine
Populus fremontii	Western cottonwood
Populus nigra “Italica”	Lombardy poplar
Prosopis alba	Argentine mesquite
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Honey mesquite
Prunus caroliniana	Carolina laurel cherry

Botanical Name	Common Name
Prunus ilicifolia	Hollyleaf cherry
Prunus lyonii	Cataline cherry
Prunus spp. (edible)	Cherry
Prunus spp. (ornamental)	Flowering cherry
Pyrus calleryana cultivars	Callery pear
Pyrus communis	Edible pear
Pyrus kawakamii	Evergreen pear
Quercus agrifolia	Coast live oak
Quercus berberidifolia	California scrub oak
Quercus chrysolepis	Canyon live oak
Quercus douglasii	Blue oak
Quercus engelmannii	Mesa oak
Quercus ilex	Holly oak
Quercus kelloggii	California black oak
Quercus lobata	Walley oak
Quercus palustris	Pin oak
Quercus rubra	Red oak
Quercus suber	Cork oak
Quercus virginiana	Southern live oak
Quercus wislizeni	Interior live oak
Rhaphiolepis "Majestic Beauty"	Majestic beauth
Rhus lancea	African sumac
Robinia X ambigua	locust
Sambucus spp.	elderberry
Schinus molle	California peppertree
Stenocarpus sinuatus	Firewheel tree
Strelitzia nicolai	Giant bird of paradise
Tabebuia impetiginosa	Pink/lavender trumpet tree
Tecoma X smithii	Smith's tecoma
Thevetia peruviana	Yellow oleander
Thevetia thevetioides	Giant thevetia
Tipuana tipu	Tipu tree

Botanical Name	Common Name
Umbellularia californica	California bay
Yucca spp.	Yucca

B. Shrubs

Botanical Name	Common Name
Abelia X grandiflora	Glossy abelia
Acacia craspedocarpa	Leatherleaf acacia
Acacia redolens	Prostrate acacia
Aeonium spp.	Canary Island rose
Agave app.	agave
Aloe spp.	Aloe
Alyogyne huegelii	Blue hibiscus
Arctostaphylos spp.	manzanita
Baccharis pilularis consanguinea	Coyote brush
Baccharis "Centennial"	Bentennial baccharis
Berberis spp.	Barberry
Bougainvillea spp.	Bougainvillea
Buddleja davidii	Butterfly bush
Buxus microphylla japonica	Japanese boxwood
Caesalpinea gilliesii	Desert bird of paradise
Caesalpinea mexicana	Mexican bird of paradise
Caesalpinea pulcherrima	Dwarf Poinciana
Calliandra californica	Baja fairy duster
Calliandra eriophylla	Fairy duster
Camellia sasanqua	Sasanqua camellia
Carissa spp.	Natal plum
Ceanothus spp.	California lilac
Ceanothus cultivars	ceanothus
Cercis occidentalis	Western redbud
Cistus spp.	rockrose
Coleonema album	White breath of heaven

Botanical Name	Common Name
Coleonema pulchrum	Breath of heaven
Convolvulus cneorum	Bush morning glory
Coprosma X kirkii	Creeping coprosma
Cordyline stricta	Palm lily
Corokia contoneaster	Wire-netting bush
Correa spp.	Australian fuchsia
Crassula spp.	crassula
Cycas revoluta	Sago palm
Dasylirion spp.	Desert spoon
Dendromecon spp.	Bush poppy
Dodonaea viscose	Hopseed bush
Dodonaea viscose "Purpurea"	Purple hopseed bush
Duranta erecta	Sky flower
Duranta stenostachya	Brazilian sky flower
Echeveria spp.	Hens and chickens
Elaeagnus pungens	silverberry
Escallonia spp.	escallonia
Euonymus japonicus	Evergreen euonymus
Euphorbia cotinifolia	Carribean copper plant
Euphorbia lambii	Tree euphorbia
Euphorbia milii	Crown of thorns
Euphorbia rigida	Euphorbia
Euryops pectinatus	Euryops/shrub daisy
Euryops pectinatus viridis	Green euryops
Fatsia japonica	Japanese aralia
Feijoa sellowiana	Pineapple Guava
Felicia amelloides	Blue marguerite
Fouquieria splendens	ocotillo
Fremontodendron spp.	Flannel bush
Furcraea spp.	furcraea
Galvesia speciosa	Island bush snapdragon
Gardenia spp.	gardenia

Botanical Name	Common Name
Grevillea spp.	grevillea
Grewia occidentalis	Lavender star flower
Griselinia littoralis	Kapuka
Hakea suaveolens	Sweet hakea
Hebe spp.	hebe
Hesperaloe parviflora	Red/yellow yucca
Heteromeies arbutifolia	toyon
Hibiscus rosa-sinensis	Chinese hibiscus
Howea forsterana	Kentia palm
Ilex X altaclarensis "Wilsonii"	Wilson holly
Ilex cornuta "burfordii"	Burford holly
Ilex crenata	Box-leaved holly
Ilex vomitoria	Yaupon
Isocoma spp.	goldenbush
Jasminum mesnyi	Primrose jasmine
Jasminum nitidum	Angel wing jasmine
Lantana camara	Lantana
Lantana montevidensis	Trailing lantana
Lavandula spp.	Lavender
Lavatera assurgentiflora	Tree mallow
Lavatera hybrids	Lavatera
Lavatera maritime	Bush mallow
Leptospermum laevigatum	Australian tea tree
Leptospermum scoparium	New Zealand eat tree
Leucophyllum spp.	Purple sage, Texas ranger, etc.
Ligustrum japonicum	Japanese privet
Lobelia laxiflora	Mexican bush lobelia
Lupinus albifrons	Silver lupine
Mahonia aquifolium	Oregon grape
Mahonia nevinii	Nevin mahonia
Mahonia pinnata	California holly grape
Malacothamnus fasciculatus	Bush mallow

Botanical Name	Common Name
Malosma laurina	Laurel sumac
Myrica californica	Pacific wasmyrtle
Myrsine africana	African boxwood
Myrtus communis	True myrtle
Nandina domestica	Heavenly bamboo
Opuntia spp.	Prickly pear/cholla
Phlomis fruticosa	Jerusalem sage
Phormium hybrids	Flax
Phormium tenax	New Zealand flax
Photinia X fraseri	Fraser photinia
Pittosporum crassifolium	Evergreen pittosporum
Pittosporum rhombifolium	Queensland pittosporum
Pittosporum tobira	Mock orange
Pittosporum tobira "Wheelers Dwarf"	Dwarf pittosporum
Plumbago auriculata	Cape plumbago
Podocarpus macrophyllus	Yew pine
Polygala X dalmaisiana	Sweet pea shrub
Portulacaria afra	Elephant's food
Prunus caroliniana	Carolina laurel cherry
Prunus ilicifolia	Holly leaf cherry
Prunus lyonii	Catalina cherry
Quercus berberidifolia	California scrub oak
Rhamnus alaternus	Italian buckthorn
Rhamnus californicus	Coffeeberry
Rhamnus croceus	Redberry
Rhamnuscroceus ilicifolia	Hollyleaf redberry
Rhaphiolepis indica	Indian hawthorne
Rhaphiolepis umbellate	Yeddo hawthorne
Rhapis excelsa	Lady palm
Rhus integrifolia	Lemonade berry
Rhus ovata	Sugar bush
Ribes aureum	Golden currant

Botanical Name	Common Name
Ribes indecorum	White flowering currant
Ribes speciosum	Fuchsia flowering gooseberry
Ribes viburnifolium	Evergreen currant
Rosa californica	California wild rose
Rosa hybrids	Rose
Rosmarinus officinalis	rosemary
Rubus ursinus	California blackberry
Sambucus spp.	elderberry
Santolina spp.	Lavender cotton
Strelitzia reginae	Bird of paradise
Symphoricarpus albus	Snowberry
Symphoricarpus mollis	Creeping snowberry
Syzygium paniculatum	Australian brush cherry
Tabebuia chrysotricha	Golden trumpet tree
Tecoma smithii	Smith's tecoma
Tecoma stans	Yellow bells
Tecomaria capensis	Cape honeysuckle
Teucrium fruticans	Buah germander
Viburnum japonicum	Japanese viburnum
Viburnum suspensum	Sandanqua viburnum
Westringia fruiticosa	Coast rosemary
Xylosma congestum	Shiny xylosma
Yucca spp.	yucca

C. Vines

Botanical Name	Common Name
Clematis armandii	Evergreen clematis
Clytostoma callistigioides	Violet trumpet vine
Distictis buccinatoria	Blood red trumpet vine
Distictis "Rivers"	Royal trumpet vine
Ficus pumila	Creeping fig

Botanical Name	Common Name
Hardenbergia violacea	Lilac vine
Jasminum leratii	Jasmine (leratii)
Jasminum polyanthum	Pink jasmine
Macfadyena unguis-cati	Cat's claw
Muehlenbeckia complexa	Mattress vine
Pandorea jasminoides	Bower vine
Pandorea pandorana	Wonga wonga vine
Parthenocissus tricuspidata	Boston ivy
Passiflora spp.	Passion vine
Rosa banksiae	Lady Banks rose
Solandra maxima	Cup of gold vine
Solanum jasminoides	Potato vine
Thunbergia alata	Black eyed susan
Thunbergia grandiflora	Sky flower
Thunbergia gregorii	Orange clock vine
Vitis californica	California wild grape
Vitis girdiana	Desert grape
Wisteria spp.	wisteria

D. Groundcover

Botanical Name	Common Name
Armeria maritima	Sea pink
Baccharis pilularis cvs.	Dwarf coyote brush
Baccharis "Centennial"	Bentennial baccharis
Ceanothus spp.	California lilac
Ceanothus cultivars	ceanothus
Coprosma X kirkii	Creeping coprosma
Dalea greggii	Trailing indigo bush
Drosanthemum spp.	Ice plant (Drosanthemum)
Dymondia margaretae	dymondia

Botanical Name	Common Name
Euonymus fortunei	Purple winter creeper
Fragaria spp.	strawberry
Gazania spp.	gazania
Iva hayesiana	Poverty weed
Keckiella cordifolia	Heart-leaved penstemmon
Lampranthus spp.	Ice plant (Lampranthus)
Lantana montevidensis	Trailing lantana
Mahionia repens	Creeping mahonia
Myoporum X "Pacificum"	Pacifica saltbush
Myoporum parvifolium	Myoporum
Osteospermum spp.	African daisy
Pelargonium peltatum	Ivy geranium
Rosemarinus "Prostratus"	Trailing rosemary
Sedum spp.	Stone crop
Senecio mandraliscae	Kleinia
Teucrium cossonii	Mojorcan germander
Thymus spp.	thyme
Trachelospermum asiaticum	Asian star jasmine
Trachelospermum jasminoides	Star jasmine
Verbena peruviana	Peruvian verbena
Verbena tenuisecta	Moss verbena
Vinca minor	Periwinkle

E. Perennials (Includes Ferns, Grasses and Bulbs)

Botanical	Common
Acanthus mollis	Bear's breech
Achillea tomentosa	Woolly yarrow
Agapanthus africanus	Lily-of-the-Nile
Anigozanthos flavidus	Kangaroo paw
Anigozanthos viridis	green

Botanical	Common
Begonia species	Begonia
Campanula spp.	Bell flower
Carex spp.	sedge
Clivia miniata	Kaffir lily
Coreopsis auriculata "Nana"	Dwarf coreopsis
Coreopsis lanceolata	coreopsis
Cuphea hyssophyla	False heather
Cuphea ignea	Cigar plant
Cyrtomium falcatum	Holly fern
Delphinium spp.	delphinium
Dianella tasmanica	Tasman Flaxlily
Dietes bicolor	Fortnight lily
Dietes vegeta	--
Dudleya spp.	Dudleya, live forevere
Dyckia spp.	Dyckia
Dymondia margaretae	dymondia
Echeveria spp.	Hens and chickens
Echinacea spp.	Cone flower
Encelia californica	California encelia
Epilobium spp.	California fuchsia
Erigeron glaucus	Beach aster
Erigeron karvinskianus	Fleabane
Eriophyllum confertiflorum	Golden yarrow
Eschscholzia californica	California poppy
Euphorbia characias	euphorbia
Euphorbia myrsinites	euphorbia
Festuca muelleri	Mueller's fescue
Festuca glauca	Blue fescue
Gaillardia grandiflora	Blanket flower
Geranium spp.	cranesbill
Gladiolus hybrids & selections	gladiolus
Hedychium coronarium	White ginger lily

Botanical	Common
Hedychium garnerianum	Kahili ginger
Hedychium greenei	Red ginger
Helianthemum nummularium	Helianthemum
Helictotrichon sempervirens	Blue oat grass
Hemerocallis spp.	Daylily
Peuchera maxima	Island alum root
Heuchera sanguinea	Coral bells
Iberis sempervirens	Evergreen candy tuft
Kalanchoe spp.	Kalanchoe
Keckiella antirhinnoides	Yellow penstemmon
Keckiella cordifolia	Heart-leaved penstemmon
Kniphofia uvaria	Red hot poker
Liriope spp.	Lilyturf
Lobelia laxiflora	Mexican bush lobelia
Mimulus spp.	Monkey flower
Muhlenbergia dumosa	Bamboo muhly
Muhlenbergia emersleyi	Bull grass
Muhlenbergia lindheimeri	Lindheimer muhly
Muhlenbergia pubescens	Soft muhly
Muhlenbergia rigens	Deer grass
Nassella cernua	Nodding needlegrass
Nassella lepida	Foothill needlegrass
Nassella pulchra	Purple needlegrass
Oenothera speciosa	Mexican/white evening primrose
Ophiopogon japonicus	Mondo grass
Pelargonium cordifolium	Heartleaf geranium
Pelargonium domesticum	Martha W Washington pelargonium
Pelargonium X hortorum	Garden geranium
Pelargonium peltatum	Ivy geranium
Pelargonium tomentosum	Peppermint-scented geranium
Penstemon spp.	Penstemon (wild)
Perovskia spp.	Russian sage

Botanical	Common
Phlomis fruticosa	Jerusalem sage
Phlomis lanata	Phlomis (lanata)
Phlomis purpurea	Phlomis (purpurea)
Phlomis russeliana	Phlomis (russeliana)
Podocarpus gracilior	Fern pine
Portulacaria afra	Elephant's food
Romneya coulteri	Matilija poppy
Rosmarinusofficinalis	Rosemary
Rosemarinus "Prostratus"	Trailing rosemary
Rudbeckia spp.	coneflower
Santolina spp.	Lavender
Scabiosa spp.	Pincushion flower
Scaevola aemula "Diamond Head"	Blue wonder
Scaevola "Mauve Clusters"	Fan flower
Sedum spp.	Stone crop
Senecio cineraria	Dusty miller
Sisyrinchium bellum	Blue-eyed grass
Sisyrinchium californicum	Golden-eyed grass
Stachys albotomentosa	Betony
Stachys byzantina	Lamb's ears
Stipa gigantea	Giant needle grass
Teucrium chamaedrys	germander
Thymus spp.	thyme
Trichostema lanatum	Wooly/mountain blue curls
Tristania laurina	Water Gum
Tulbaghia violacea	Society garlic